



NEWS RELEASE

City of Seattle
Gregory J. Nickels, Mayor

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Progress for Broadway ***Mayor Nickels sends Land Use legislation to Council***

SEATTLE – Today Seattle Mayor Greg Nickels met with business and community leaders of the Broadway business district on Capitol Hill to announce proposed changes to Land Use regulations to help revitalize this important neighborhood business district.

“We’re investing on Broadway and partnering with local business owners to further leverage our efforts,” said Mayor Nickels. “This legislation is another step in the right direction to re-energize the business district and attract additional investments.”

At the event held at the newly opened QFC at the Broadway Market, Nickels signed a transmittal letter sending the amendments to the land use code to City Council for approval. The amendments increase height for portions of Broadway, decrease parking requirements for the immediate area and the Pike/Pine neighborhood, reduce required amenity space for residential development, and re-zone some Broadway properties with split-zone designations.

“We greatly appreciate the Mayor's efforts to revitalize the Broadway and Capitol Hill business districts,” said Chip Ragen, property owner and member of the Capitol Hill Improvement District steering committee. “The zoning changes will help to spur private investment on Broadway, which will breathe new life into the retail mix, as well as add more quality housing units on Broadway.”

Community stakeholders are working to establish the Capitol Hill Improvement District (CHID), a property owners’ improvement district that will enhance cleaning and public safety services through private resources and help to enhance a creative and vibrant business community. The new group will work with the existing Broadway Business Improvement Association to support businesses in the area.

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The Mayor has also proposed \$60,000 in the City's budget for 2005/2006 to help clean up Broadway and Pike/Pine, as well as funding \$8,000 this year for improvements to a pocket park on at Broadway and E. Harrison St. Recently, the City also designated Broadway as an Alcohol Impact Area, which will result in restrictions to alcohol sales in the area requested by the community.

The changes to the Land Use Code include the following:

- Reduce the current parking requirement of 1.1 to 1.5 parking spaces per residential unit to 0.8 parking spaces. Reduce the requirement in the Pike/Pine neighborhood from 1 to 0.6 parking spaces.
- Change current open space requirements for residential development to a requirement for amenities such as decks, balconies and exercise rooms equal to 10% of residential floor area.
- Raise height limits for properties along the east side of the Broadway from 40' to 65'; properties facing 10th Ave East would increase from 35' to 40'. To the west, between Broadway and Harvard Avenue East, height limits would increase from 40' to 65'.
- Rezone the east portions of commercial property along Broadway that also faces 10th Ave E. to Neighborhood Commercial 3/Residential (NC3/R). Rezone the west portions of commercial property along Broadway that also face Harvard Avenue E. to NC3/R.

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